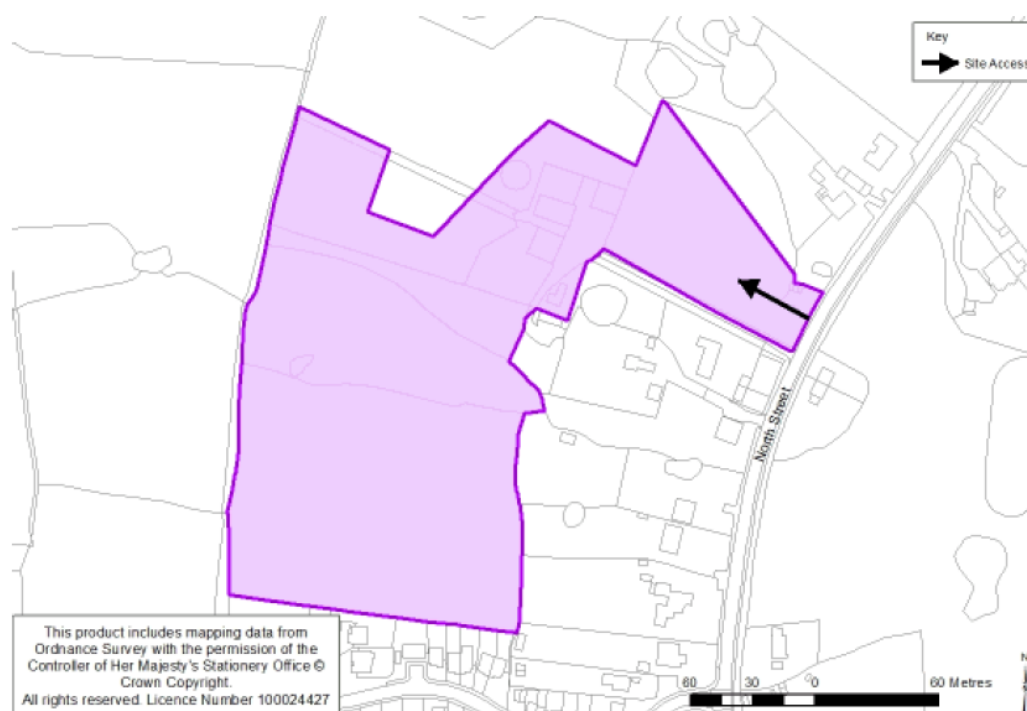


## Biddenden - North Street



- 4.287 This site is located on North Street (A274), the main road through the village of Biddenden which connects to St.Michaels and Tenterden to the south and Headcorn (Maidstone) to the north. The site lies to the rear of existing detached properties in linear form along the western side of North Street and to the north of Mansion House Close, a cul-de-sac development of mainly 2 storey, mixed size properties. The site is currently a field in mixed agricultural and equestrian use, with woodland to west and open countryside to the north.
- 4.288 The site is considered suitable for residential development of up to 45 units, which should be located on the southern half of the site. This part of the site is approximately 2.3ha and therefore development will be less than 20 dwellings per hectare. This reflects the density of adjoining properties and is suitable for a setting adjoining the countryside in this location.
- 4.289 The vehicular access will be provided on North Street as shown on the policy map. As this site is located on the edge of the village, the new development must be designed in a way that integrates it, visually and functionally, as much as possible to the existing settlement. There is pedestrian access to the village centre through a well used PRow, which runs alongside the western boundary of the site and joins Mansion House Close, the Meadows and the recreation field. However, this route into the centre of the village is unlikely to be suitable for all users, particularly when wet, and a pedestrian crossing and traffic calming measures must be provided on the A274, from the site entrance, to the footpath on the opposite side of North Street.
- 4.290 The village of Biddenden offers a range of services and community facilities, however, at present there is an identified need in the Biddenden Community Led Plan 2014 for a new

community facility that could be used to provide improved healthcare facilities such as a GP surgery/branch (branch currently operating out of a small room in the village hall) and other village activities. Development of this site provides an opportunity to provide a mixed use community building that could meet these needs. Liaison with the Parish Council, local healthcare providers, the Village Hall Committee and other local stakeholders is essential to ensure that the community building meets reasonable local requirements and is built to appropriate building specifications for the range of uses it could be used for.

- 4.291 Careful consideration must be given to the overall site layout to ensure the community facility is accessible to all, without impacting on the residential amenity of the new homes in ways such as parking and overlooking. This can be achieved by locating the community building on the northern part of the site, close to the site entrance on North Street, and providing sufficient car parking for the facility to ensure that on-street parking of its users does not adversely affect residents. The design and layout of the development should reflect the local surroundings and must take into account design guidance in the adopted Biddenden Parish Design Statement.
- 4.292 The site is currently visually well screened by mature trees and hedgerows. This screening and landscaping should be retained and enhanced to minimise the visual impact of the new development on the existing residents to the east and south of the site and on the character and setting of the nearby Conservation Area and listed buildings.
- 4.293 Informal public open space must be provided on-site, but due to the proximity of the village recreation ground, on-site provision of formal public open space will not be expected, but appropriate contributions towards the management, maintenance and enhancement of the village recreation ground provision will be sought.

#### **Policy S27 - Biddenden - North Street**

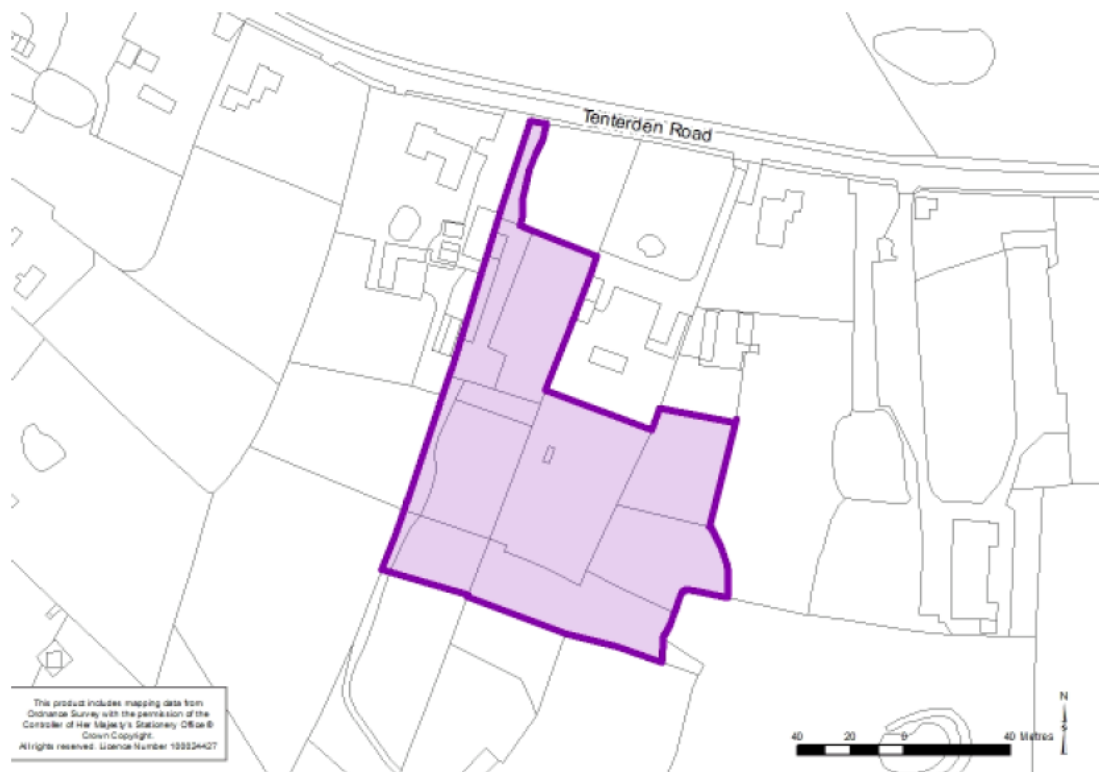
**The site is proposed for residential use for up to 45 dwellings. Development proposals for this site shall:**

- a. **Provide a community facility building on-site to accommodate local services and functions, designed in consultation with appropriate stakeholders;**
- b. **Be designed and laid out in such a way as to integrate the development into the existing settlement, taking into account design guidance in the Biddenden Parish Design Statement;**
- c. **Create a pedestrian crossing and appropriate traffic calming measures on North Street and ensure pedestrian access to the existing Public Right of Way on the western edge of the site that leads to the village centre;**
- d. **Ensure appropriate bespoke on-site parking is provided for the community facility building;**
- e. **Retain and enhance current hedge and tree boundaries around the site to create a soft landscape buffer between new development and neighbouring properties;**
- f. **Create informal open space on-site and provide contributions towards the management, maintenance and enhancement of formal open space and play equipment located on the village recreation ground.**

## Traveller Sites

4.404 The following two sites are specific allocations for sites for travellers in accordance with the need to plan for the housing requirements of the gypsy and traveller population in line with government guidance contained in the National Planning Policy Framework and its companion document "Planning policy for Traveller sites"

### Biddenden - Priory Wood



- 4.405 This existing gypsy and traveller site is located in the parish of Biddenden on the main Tenterden Road and within the Clapper Hill wooded farmlands landscape character area. It is located within a row of linear, low density development with a single access point provided between an extensive hedgerow, it is not visible from the road. The site currently has permission for one pitch which was granted in 2005. It is proposed that the area outlined above, which is only a small area of the overall site, has the capacity to provide for two additional pitches.
- 4.406 Due to the location of the site, the new pitches should be placed on the site where there is the least impact on neighbouring occupiers and any landscape views. This approach to caravan 'siting' could also be complimented with additional tree screening to lessen the impact. The 'siting' of the pitches and the need for any additional screening should be considered further at the planning application stage.
- 4.407 The wider boundary of the existing gypsy and traveller site is located directly adjoining ancient woodland to the south. However, the proposed position of the additional pitches is

located 120m from this woodland. Despite this distance from the ancient woodland the site for the new pitches does contain a number of trees and prior to the positioning of any static caravans or hard standing for touring caravans, a survey of the trees that could be impacted upon must be undertaken to identify trees that are of merit. If this is found to be the case, then new trees of the same species should be re-provided elsewhere, planting these on the wider site would be seen as an acceptable approach.

- 4.408 Finally, to ensure that the site can be provide for the benefit of the wider gypsy and traveller community any pitches should only be occupied by those persons who meet the most current definition of Gypsies and Travellers.

**Policy S43 - Biddenden - Priory Wood**

**Planning permission for 2 permanent pitches at Land at Priory Wood, as shown on the policies map, will be granted if the following criteria are met:**

- a) **The total capacity of the site does not exceed 3 traveller pitches.**
- b) **Access to the site is via the existing access off Tenterden Road**
- c) **The additional pitches are sited in a location that provides the least impact on neighbouring occupiers and the landscape.**
- d) **New trees are planted to replace any trees of merit that have been lost due to the development**

